

Chapter 7 Employment Districts

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11-7-1: **Purpose**

A. **General Purpose of Employment Districts.** The purposes of the employment districts are to:

1. Designate land for industrial, office, and research and development uses to provide a range of employment opportunities in Mesa.
2. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form.
3. Provide appropriate buffers between employment and residential uses to preserve both employment feasibility and residential quality.
4. Provide diverse options for types of employment-oriented areas, ranging from landscaped sites in campus-like settings, to mixed-use commercial and industrial areas, to industrial-only areas, to sites that are still well designed, but convey a minimalist or utilitarian approach, the entire range of which may contribute to providing the appropriate context for a successful business environment.

B. **Specific Purposes of Each District.**

1. [***PEP Planned Employment Park.***](#) To provide areas where professional and medical office parks, research and development facilities, light manufacturing, and data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.
2. [***LI Light Industrial.***](#) To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including

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high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.

3. **GI General Industrial.** To provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors, but may also include some outdoor activities. This district also permits a full range of commercial activities.
4. **HI Heavy Industrial.** To provide areas that are set aside principally for manufacturing, assembly, wholesaling, distribution and storage activities, with limited amounts of moderately scaled commercial activities provided only to the extent necessary to support industrial related activities. HI activities may take place indoors or outdoors. Land uses in this district include those activities that may adversely affect surrounding uses because of the after effects of the manufacturing, assembly and/or production process.

11-7-2: Land Use Regulations

In [Table 11-7-2](#), which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted.
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permit](#)
- “SUP” designates use classifications permitted on approval of a [Special Use Permit](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permit](#).
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	--	CUP (10, 12)	CUP (10, 12)	--	Section 11-31-12, Correctional Transitional Housing Facilities

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
Public and Semi-Public Use Classifications					
<u>Clubs and Lodges</u>	P (10)	P (10)	--	--	
<u>Colleges and Universities <u>Colleges and Trade Schools, Public or Private</u></u>					
<u>Colleges and Universities</u>	P (10,11)	P (10,11)	--	--	
<u>Commercial Trade Schools</u>	P (10,11)	P (10,11)	P (10,11)	--	
<u>Industrial Trade Schools</u>	P (10,11)	P (10,11)	P (10,11)	--	
<u>Cultural Institutions</u>	<u>CUP</u> (10)	<u>SUP</u> (10)	<u>SUP</u> (10)	--	
<u>Day Care Centers</u>	SUP(10,11)	P (10, 11)	<u>SUP</u> (10, 11)	<u>SUP</u> (10, 11)	
<u>Government Offices</u>	P	P	P	P	
<u>Hospitals and Clinics</u>					
<u>Clinics</u>	<u>SUP</u> (10,11)	<u>SUP</u> (10, 11)	<u>SUP</u> (10, 11)	--	<u>Section 11-31-15, Hospitals and Clinics</u>
<u>Hospitals</u>	P(10,11)	P (10, 11)	--	--	
<u>Places of Worship</u>	P(10)	P (10)	--	--	<u>Section 11-31-22, Places of Worship</u>
<u>Public Safety Facilities</u>	P	P	P	P	
<u>Public Maintenance Facilities</u>	P	P	P	P	
<u>Schools, Public or Private</u>	<u>CUP</u> (10,11)	<u>CUP</u> (10, 11)	<u>CUP</u> (10, 11)	--	<u>Section 11-31-24, Schools</u>
Commercial Use Classifications					
<u>Animal Sales and Services</u>					
<u>Kennels</u>	--	P	P	--	
<u>Pet Stores</u>	--	P	P	--	
<u>Veterinary Services</u>	P	P	P	--	
<u>Artists' Studios</u>	P	P	P	P/SUP (6)	
<u>Automobile/Vehicle Sales and Services</u>					
<u>Automobile Rentals</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-5, Automobile Rentals;</u>
<u>Automobile/Vehicle Sales and Leasing</u>	--	P	P	--	<u>Automobile/Vehicle Sales and Leasing</u>
<u>Automobile/Vehicle Repair, Major</u>	--	P	P	--	<u>Section 11-31-6, Automobile/Vehicle Repair; Major and Minor</u>
<u>Automobile/Vehicle Service and Repair, Minor</u>	--	P	P	--	
<u>Automobile/Vehicle Washing</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-7, Automobile/Vehicle Washing</u>
<u>Large Vehicle and Equipment Sales, Services, and Rental</u>	--	P	P	--	<u>Section 11-31-5, Automobile Rentals;</u> <u>Automobile/Vehicle Sales and Leasing</u>
<u>Service Station</u>	<u>SUP</u>	<u>SUP</u>	<u>SUP</u>	--	<u>Section 11-31-25, Service Stations</u>

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Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Towing and Impound	--	SUP	SUP	CUP	
Banks and Financial Institutions	P	P	P	--	
With Drive-Thru Facilities	SUP	P	P	--	
Building Materials and Services	--	P	P	--	
Business Services	P	P	P	P/SUP (6)	
Commercial Recreation					
Small-Scale	P(10, 12)	P (10, 12)	--	--	
Large-Scale	SUP (10, 12)	P (10, 12)	--	--	
Eating and Drinking Establishments					
Bars/Clubs/Lounges	P	P	P	--	Section 11-31-19, Outdoor Eating Areas
Coffee Shops/Cafes	P	P	P	P/SUP (6)	
Restaurants, Bar and Grill	P	P	P	P/SUP (6)	
Restaurants, Full-Service	P	P	P	P/SUP (6)	
Restaurants, Limited Service	P	P	P	P/SUP (6)	
With Drive-Thru Facilities	P	P	P	SUP	
With Outdoor Seating Areas	P (10,11)	P (10,11)	P (10,11)	SUP	
Off-track Betting	P(14, 15)	P (14, 15)	--	--	
With Live Entertainment	P	P	--	--	
Farmer's Market	TUP/ SUP	--	--	--	Section 11-31-30, Temporary Uses
Food and Beverage Sales					
Convenience Market	P/ SUP (1)	P(1,7)	P(1,7)	P/SUP (6)	Section 11-31-11, Convenience Markets
Funeral Parlors and Mortuaries	SUP	P	P	P	
Hotels and Motels	P	P	P	--	
Laboratories	P	P	P	P	
Light Fleet-Based Services	--	P	P	P	
Live-Work Units	SUP (10,11)	SUP (10,11)	SUP (10,11)	--	Section 11-31-17, Live Work Units
Maintenance and Repair Services	--	P	P	--	
Medical Marijuana Dispensaries	--	P	P	--	Section 11-31-34
Medical Marijuana Cultivation Facilities (Accessory to Medical Marijuana Dispensaries)	--	P	P	--	
Medical Marijuana Cultivation Facilities	--	P	P	--	
Offices					
Business and Professional	P	P	P	--	
Medical and Dental	P	P	P	--	
Parking, Commercial	--	P	P	P	
Personal Services	P(2)	P	P	P/SUP (6)	
Plant Nurseries and Garden Centers	SUP	P	P	SUP	

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Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	<i>Additional Use Regulations</i>
<u>Retail Sales</u>					
<u>General</u>	P	P	P	--	
<u>Large Format</u>	P(8)	<u>CUP</u>	--	--	<u>Section 11-31-16, Large Format Retail</u>
<u>Swap Meets and Flea Markets</u>	--	<u>CUP</u>	<u>CUP</u>	--	<u>Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</u>
<u>Tattoo and Body Piercing Parlors</u>	--	P	P	--	
<u>Employment and Industrial Use Classifications</u>					
<u>Cement Plants</u>	--	--	--	P	
<u>Handicraft/Custom Manufacturing</u>	P(4)	P(5)	P	P	
<u>Hazardous Waste Facility</u>	--	--	--	<u>CUP</u>	
<u>Hazardous Waste Disposal Facility</u>	--	--	--	--	
<u>Incineration of Garbage or Organic Matter</u>	--	--	--	<u>CUP</u>	
<u>Light Assembly/Cabinetry</u>	P(4)	P(5)	P	P	
<u>Manufacturing, General</u>	--	P(5)	P	P	
<u>Manufacturing, Limited</u>	P(4)	P(5)	P	P	
<u>Meat Slaughterhouse or Packing Plant</u>	--	--	--	P	
<u>Metal Refining, Casting or Extrusion</u>	--	--	<u>CUP</u>	P	
<u>Metal Smelting, Industrial</u>	--	--	--	P	
<u>Oil Refinery/Petroleum Distillation</u>	--	--	--	<u>CUP</u>	
<u>Research and Development</u>	P(4)	P(5)	P	P	
<u>Recycling Facilities</u>					
<u>Reverse Vending Machines</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-23</u>
<u>Small Indoor Collection Facilities</u>	<u>SUP</u>	P	P	--	
<u>Large Collection Facilities</u>	--	<u>CUP</u>	<u>SUP</u>	P	
<u>Processing Facilities</u>	--	--	<u>CUP</u>	P	
<u>Salvage and Wrecking</u>	--	--	<u>CUP</u>	<u>SUP</u>	
<u>Tanneries</u>	--	--	--	P	
<u>Warehousing and Storage</u>					
<u>Contractors' Yards</u>	--	P(9)	P(9)	P(9)	
<u>Indoor Warehousing and Storage</u>	P	P	P	P	
<u>Outdoor Storage</u>	--	--	--	P	
<u>Mini-Storage</u>	P	P	P	--	
<u>Wholesale</u>	P	P	P	P	

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Table 11-7-2: Employment Districts					
Proposed Use	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	Additional Use Regulations
<u>Airport Land Use Classifications</u>					
Aircraft Refueling Stations	--	P	--	--	
Aircraft Light Maintenance	--	P	--	--	
Airport Transit Station	--	P	--	--	
Airport Related Long-term Parking Lots	--	P	--	--	
<u>Heliports</u>	<u>SUP</u> (13)	<u>SUP</u> (13)	<u>SUP</u> (13)	<u>SUP</u> (13)	
<u>Transportation, Communication, and Utilities Use Classifications</u>					
<u>Communication Facilities</u>					
<u>Antenna and Transmission Towers</u>	<u>See Chapter 35</u>				
<u>Facilities within Buildings</u>					
<u>Transportation Facilities</u>					
<u>Freight/Truck Terminals and Warehouses</u>	--	P	P	P	
<u>Transportation Passenger Terminals</u>	P	P	P	P	
<u>Utility Classifications</u>					
<u>Solar Farms</u>	<u>SUP</u>	<u>SUP</u>	P	P	<u>Section 11-30-15, Solar Panels and Other Energy Production Facilities</u>
<u>Utilities, Major</u>	--	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Utilities, Minor</u>	P	P	P	P	
<u>Agricultural and Extractive Use Classification</u>					
<u>Mining and Quarrying</u>	--	--	--	P	
<u>Specific Accessory Uses and Facilities</u>					
<u>Outdoor Storage</u>	--	P(5)	P	P	
<u>Caretakers' Residences</u>	--	P(10, 11)	P (10, 11)	P (10,11)	
<u>Outdoor entertainment or activities</u> as an accessory use	SUP (10, 11)	P (10, 11)	P (10, 11)	--	
<u>Outdoor Display</u>	--	P	P	P	

1. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
2. Permitted if floor area is no more than 10,000 square feet.
3. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
4. Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display.
5. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.
6. Permitted if floor area is no more than 1,500 square feet. [SUP](#) required if greater than 1,500 sqft.
7. Granting of a [SUP](#) is required if Accessory Fuel Sales are present.
8. Permitted only if floor area is no more than 50,000 square feet.
9. Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
10. Use not permitted when the property is subject to the [AOA](#) 1 overflight area, See [Section 11-19-2](#), Runway Protection Zones and [Airport Overflight Area](#).

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11. Use not permitted when the property is subject to the [AOA](#) 2 overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
12. Use permitted with the approval of a [CUP](#) when the property is subject to the [AOA](#) 2 overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
13. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
14. Subject to approval by the [City Council](#) and the [State Racing Commission](#) of a [Tele-track Betting Establishment Permit](#) per [AAC R19-2-401](#) and following.
15. Permitted only when accessory to a Eating or Drinking establishment.

11-7-3: Development Standards

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[Table 11-7-3](#) prescribes the development standards for the employment districts. The “[Additional Standards](#)” column lists additional standards that apply in some or all employment districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Table 11-7-3: Development Standards – Employment Districts					
Standard	<u>PEP</u>	<u>LI</u>	<u>GI</u>	<u>HI</u>	Additional Standards
Lot and Density Standards					
Minimum Site Area (acre)	2.5	1.0	1.0	1.0	Smaller lots may be approved for master planned development with shared parking.
Minimum Lot Width (ft)	100	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	
Building Form and Location					
Maximum Height (ft)	Plan Specific	40	50	50	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street, according to the Mesa Transportation Plan, Figure 4-9: Arterial Street: 15-ft. Major or Midsection Collector: 20 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures.				Street-facing setbacks shall be landscaped in accordance with Sec 11-33-3.A
Interior Side and Rear: Adjacent to <u>AG</u> , <u>RS</u> , <u>RSL</u> or <u>RM</u> Districts	1ft of setback for each foot of building height with minimum 20ft setback.				Interior Side and Rear setbacks shall be landscaped in accordance with Sec 11-33-3.B
Interior Side and Rear: Adjacent to Commercial and <u>PEP</u> Districts	1ft of setback for each foot of building height with minimum 20ft setback.				
Interior Side and Rear: Adjacent to <u>LI</u> , <u>GI</u> , or <u>HI</u> Districts	Plan Specific	0 (none) for a building setback			
Minimum Separation between Buildings on Same Lot (ft)	Plan Specific	0 (none)			

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Table 11-7-3: Development Standards – Employment Districts					
<i>Standard</i>	<i>PEP</i>	<i>LI</i>	<i>GI</i>	<i>HI</i>	<i>Additional Standards</i>
Supplemental Standards					
Building Form	Section 11-7-3(A)				
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities				
Exceptions to Height Limits	Section 11-30-3, Exceptions to Height Limits				
Fences and Walls	Section 11-7-3(C), Section 11-30-4,Section 11-30-9				
Landscaping	Chapter 33, Landscaping				
Lighting and Illumination	Section 11-30-5				
Lots and Subdivisions	Section 11-30-6; and Title 9, Chapter 6				
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Outdoor Storage	Section 11-7-3(D), Section 11-30-7, Outdoor Storage				
Pedestrian Connections	Section 11-30-8, Pedestrian Connections				
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
Projections into Required Yards	Section 11-7-3(B)				
Screening	Section 11-7-3(E), Section 11-30-9, Screening				
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Swimming Pools	Section 11-30-11				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-7-3(F) and Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

A. [Building Form Standards](#)

Design Objectives: Achieve a desirable, functional and attractive project by allowing flexibility in selecting and implementing the most appropriate combination of Building Form Standards requirements listed below.

This requirement shall be met by using 2 or more of the following methods:

1. **Primary Public Entrance.** Use building materials, architectural composition and detailing to focus the public's attention on the primary entrance to the building or tenant space(s). Incorporate shade elements, where appropriate.
2. **Materials.** Use at least 3 different durable, low-maintenance materials. Arrange various profiles, finishes, textures and materials in a well-designed, attractive composition.
3. **Form.** Arrange massing and functional elements, such as the skyline edge, primary building entrance feature(s), office windows, and repetitive functional elements (such as arches, columns, reveals and detailing) to provide architectural interest. Consider the visual effect of shade and shadow on the building form.
4. **Ground plane.** Use hardscape and landscaping to provide a transition from building walls to public areas, parking areas, and drive aisles around the base of the building.

- B. **Building Projections into Setbacks.** Design Objective: Maintain appropriate separations between buildings on adjacent properties to allow for light, air, and circulation while recognizing the need to allow minor projections that improve the effectiveness of environmental or aesthetic features.

Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required setback, but shall not be closer than 2 feet to any property line. Building projections shall be no closer than 15' to any property line adjacent to sites located in the [RS](#) and [RSL](#) Districts.

- C. **Fences and Walls.** Design Objective: Provide physical barriers where appropriate or required but do not overwhelm adjacent development or pedestrian areas with oversized walls. Fences and walls, where visible to the public, shall be integrated with the project design and provide design continuity with adjacent development.

No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet, and nor shall any fence or freestanding wall

within or along the exterior boundary of the required side or rear yards shall exceed a height of 8 feet.

1. ***Exceptions to Fence Height Limits.*** A fence height exception may be granted through the design review process. The maximum height that is allowed with a fence height exception is 6 feet in front or street side yards, and 12 feet in interior side or rear yards.
2. ***Prohibited Materials.*** Chain link fencing is not permitted in any street-facing yard in any employment district. In all employment districts, the use of barbed wire, razor wire, embedded glass shards, electrified and other hazardous fencing is prohibited in street-facing yards or where visible from any public right-of-way.
3. ***Intersection Visibility.*** Notwithstanding other provisions of this section, fences, walls, and related structures must comply with [Section 11-30-14, Visibility at Intersections](#).

- D. **Outdoor Storage.** Design Objective. Minimize impact on adjacent uses and limit the view of outdoor storage from public view by screening outdoor storage.

In the [LI](#) District, outdoor storage shall be screened so as not to be visible from areas visible or accessible to the public. In the [GI](#) and [HI](#) Districts outdoor storage areas shall be screened to not be visible from public right of ways. Outdoor storage is not permitted in the [PEP](#) district.

- E. **Screening and Separation of Parking Areas—PEP District.** In the [PEP](#) District and remaining Employment district facing arterial or collector streets, a parking area located between a building and street shall be screened with a screening wall or berms at least 2.5 feet high and no more than 3.5 feet high. In addition, parking areas shall be separated from on-site buildings by a distance of at least 10 feet. This separation shall be landscaped and may include a pedestrian walkway.

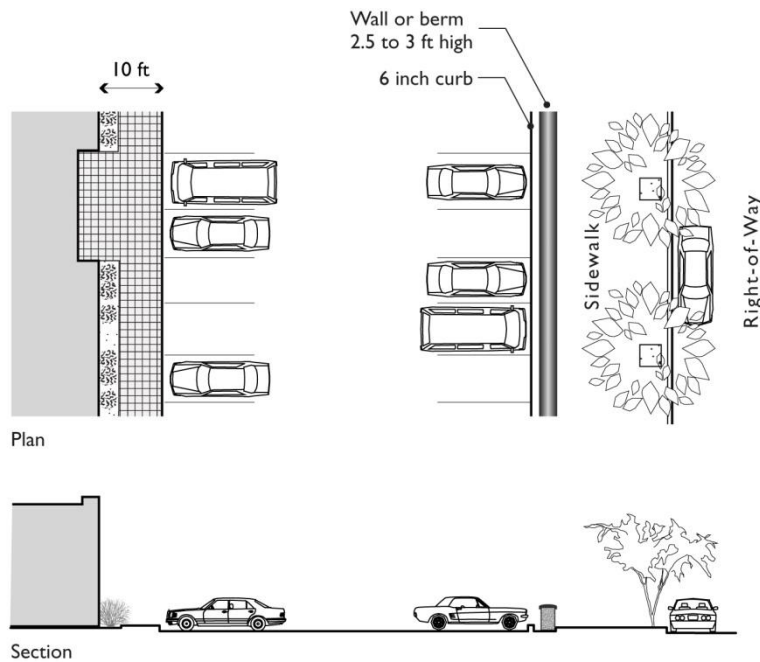


FIGURE 11-7-3.E: SCREENING AND SEPARATION OF PARKING AREA

- F. **Truck Docks, Loading, and Service Areas.** Design Objective: Design service areas to function efficiently. Minimize the impact on adjacent development and limit the view from public areas by providing screening of service areas from quieter, less intense employment uses.

In the [PEP](#) and [LI](#) Districts, such loading and service areas must be located on the side or rear of buildings, and may not face a public street or a private street functioning as a public road. See [Section 11-30-13, Truck Docks, Loading, and Service Areas](#), for additional requirements.

11-7-4: **Review of Plans**

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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